



**City of Manteca
Development Services Department**

**Conditions of Approval
Village at Villa Ticino
March 5, 2026**

Project Name: Village at Villa Ticino

Project Files: Tentative Parcel Map TPM 24-05
Site Plan and Design Review SPR 24-04
Conditional Use Permit CUP 25-04
Minor Use Permit MUP 24-06

Applicant: MCR Engineering, ATTN: Marshall Swift
1242 Dupont Ct., Manteca, CA 95336

Project Location: 995 N. Airport Way, Manteca, CA 95337 (APN: 198-160-28)

Approval Date:

Expiration Date:

Pursuant to [MMC 17.08.080](#), conditional approve of this/these permit(s) and/or entitlement(s) shall be effective on the 11th day after the date of action, immediately following expiration of the 10-day appeal period. **Approval of this set of entitlement(s) shall not be in effect until March 16, 2026.**

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the Plans dated July 1, 2025, which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

- 1. APPROVED USE:** This Tentative Parcel Map/Site Plan & Design Review/Conditional Use Permit/Minor Use Permit approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. (Use Type(s)): Fueling Station, Car Washing and Detailing, Restaurant, Drive-In and Drive-Through, General Retail, Grocery Store/Supermarket, Hotel and Motel

A. **Tentative Parcel Map TPM 24-05** allows for the subdivision of a single 19.17± acre parcel into 11 parcels to allow for the development of the site with a commercial retail complex in conformance with approved plans. The parcels shall be subdivided as follows:

1. 1.85 acres (80677.89 sf)
2. 1.25 acres (54634.63 sf)
3. 1.13 acres (49441.05 sf)
4. 2.99 acres (130499.70 sf)
5. 2.32 acres (100946.70 sf)
6. 0.57 acres (24931.41 sf)
7. 1.13 acres (49210.22 sf)
8. 1.19 acres (51925.77 sf)
9. 2.18 acres (95082.89 sf)
10. 1.79 acres (78301.15 sf)
11. 2.17 acres (94852.92 sf)

1. The approval or conditional approval of the tentative parcel map shall expire twenty-four months from the date of its approval unless otherwise provided by the Subdivision Map Act.

B. **Site Plan and Design Review SPR 24-04** allows for the development of the 19.17± acre site located at 995 N. Airport Way, on parcel APN 198-160-28, subject to the following conditions of approval. The development will consist of nine structures, to be developed in two phases. Phase One will be located on the corner of W. Louise Avenue and N. Airport Way, containing a 6,500 sq ft convenience store and gas station, a 7,000 sq ft fueling canopy with ten dispensers, and a 3,600 sq ft car wash facility. Phase Two will consist of a 57,512 sq ft, 110-room hotel, a 40,000 sq ft grocery store, a 6,000 sq ft general retail space, a 14,899 sq ft multi-suite general commercial space, two 4,300 sq ft Quick Serve Restaurants (QSR's) with drive-through, and a 12,000 sq ft multi-suite general retail space with QSR drive-through. Parking is shared, located generally in the center of the complex, with buildings located around the perimeter of the site.

1. Site Plan and Design Review approvals shall expire 24 months from the date of approval. A one-year extension may be granted pursuant to MMC Section 17.08.120 (Time Limits and Extensions). This provision shall not apply to applications approved in conjunction with another discretionary permit. In such cases, the expiration period shall coincide with that of the associated permit.
2. Any modification or intensification of this approval shall be subject to additional review and approval.

3. All operations on this site shall be compliant in perpetuity with the adopted Performance Standards for Hazardous Materials, Noise, Odors, Particulate Matters, Air Containment, Vibration, Heat, Radioactive/Electrical Disturbance or Liquid/Solid Wastes as specified in MMC 17.58.
 4. There shall be no allowance for outdoor sales, food preparation, or storage of equipment or materials, except as permitted through properly issued Temporary Use Permit, and only for the duration and in the manner as explicitly enumerated in the Temporary Use Permit.
 5. Outdoor display of promotional sales or merchandise shall not; occupy required parking, block entrances and exits, impeded ADA paths of travel or on-site circulation, be stacked/piled more than four feet, and encroach into the public right-of-way.
 6. Outdoor dining and ancillary outdoor activities shall not occur between 10:00 PM and 8:00 AM, Sunday through Saturday.
- C. **Conditional Use Permit CUP 25-04** allows for the operation of a hotel in the Commercial Neighborhood (CN) District. The hotel will operate 24 hours a day, 7 days a week. All functions of the use shall be contained within the structure on Parcel 4 except as provided herein, and shall be subject to the following conditions of approval:
1. The use of outdoor common areas such as patios, swimming pools, event rooms, and balconies shall not occur between the hours of 10:00 PM and 7:00 AM.
 2. There shall be no amplified music allowed outdoors.
 3. Any on-site sale of alcohol shall only be restricted to the enclosed areas of the hotel and as otherwise restricted in any license for this facility from the California State Department of Alcohol Beverage Control.
 4. No more than 35% of guest rooms shall be designated for extended stays. Extended stay rooms shall be delineated on the construction plans submitted for a building permit.
 5. Extended stay rooms shall be located away from any existing residential use.
 6. Any exterior security cameras oriented toward or located in proximity to adjoining residential uses shall be positioned and configured to avoid direct recording over or into adjacent residential properties. The placement and field of view of such cameras shall be limited to the hotel site boundaries and shall not capture private residential yards, windows, or other private residential spaces outside the project site. A security camera plan, including camera locations and fields of view, shall be submitted for review and approval by the Development Services Director prior to issuance of a building permit.
 7. All video footage shall be stored for no less than 30 days and shall be made available to the Police Chief or his/her designee upon request.
 8. The lease or rental of hotel event and meeting rooms shall be allowed.

9. "No Loitering" and "No Trespassing" signs shall be posted to the specifications of the Police Department prior to final occupancy.
10. Approval of this conditional use permit runs with the land and shall not be transferable to an alternative location

D. **Minor Use Permit MUP-24-06** allows for the operation of fueling station and carwash facility use in the Commercial Neighborhood (CN) District. These operations shall be wholly contained on Parcels 1, 2, 3, 10 and 11, and shall be subject to the following conditions of approval:

1. Any future additions, expansions, or modifications to any of the approved uses or operation permitted by MUP-24-06 shall be subject to a standalone use permit.
2. There shall be no outdoor storage of goods, equipment, or materials.
3. Any exterior security cameras oriented toward or located in proximity to adjoining residential uses shall be positioned and configured to avoid direct recording over or into adjacent residential properties. The placement and field of view of such cameras shall be limited to the hotel site boundaries and shall not capture private residential yards, windows, or other private residential spaces outside the project site.
4. All video footage shall be stored for no less than 30 days and shall be made available to the Police Chief or his/her designee upon request.
5. "No Loitering" and "No Trespassing" signs shall be posted be to the specifications of the Police Department prior to final occupancy.
6. All uses approved under Minor Use Permit MUP-24-06 shall be subject to the requirements of the Performance Standards as outlined MMC 17.58. Violation of these Standards shall be referred to City of Manteca Code Enforcement for citation and potential revocation of the Use Permit.
7. The fueling station use on Parcel 1 and the carwash facility use on Parcel 2 shall be subject to the Noise Standards as specified in MMC Tables 17.58.050-1 and 17.58.050-2.
8. Drive-through uses proposed for Phase 2 of the development (Parcels 3, 10 and 11) shall each be required to obtain an individual and separate Minor Use Permit. Unless otherwise established by these conditions of approval, drive-thru uses shall comply with all development standards of MMC 17.74 included herein by reference. Conformance with said drive-through standards will be determined at plan check submittal.
9. Approval of this minor use permit runs with the land and shall not be transferable to an alternative location.

2. **Approval.** This application is approved subject to these specific conditions. Any variation from the approved plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation. TPM 24-05,

SPR 24-04, CUP 25-04, and MUP -24-06 allow for the development of 19.17 acres of service and retail commercial on a Neighborhood Commercial (NC) zoned property, shall be in accordance with the Phasing Plan as conditioned by Condition No. 2.

3. **Site Development Phasing.** The following conditions shall apply to all development within Site Plan and Design Review SPR 24-04, as approved and/or as may be modified.

A. Phase I.

Phase I shall include the development of at least one of the following buildings: (i) the 57,512 sq. ft., 110-room hotel; (ii) the 40,000 sq. ft. grocery store; or (iii) the 14,899 sq. ft. multi-suite general commercial building and associated on- and off-site improvements prior to the development of Parcels 1 and 2 totaling 3.1± acres to include a 6,500 sq. ft. convenience store with 10 fueling stations, a 3,596 sq. ft. carwash facility with 16 vacuum stations. The development of a hotel, grocery store, and/or multi-suite general commercial use in advance of a fueling station is essential to strengthening and diversifying the City's revenue base. It is the intent of this condition to promote development that maximizes sales tax and Transient Occupancy Tax (TOT) generation opportunities to ensure fiscally sustainable land use patterns. Notwithstanding the foregoing, a Certificate of Occupancy or Temporary Occupancy shall not be issued for the fueling station (including fuel pumps and canopy) unless a Certificate of Occupancy has first been issued for any one of the other buildings identified in Phase I.

B. Phase II.

The development of Parcels 3 through 11, totaling 16.07± acres to include a 57,512 sq ft, 110-room hotel, a 40,000 sq ft grocery store, a 6,000 sq ft general retail space, a 14,899 sq ft multi-suite general commercial space, two 4,300 sq ft Quick-Service Restaurants with drive-thru, and a 12,000 sq ft multi-suite general retail space with drive-thru. The development of Phase II may occur at anytime after the issuance of the first Certificate of Occupancy in Phase I. In connection with supporting a balanced commercial development that provides long-term economic benefit, Phase II shall procure a building permit no later than two years from final occupancy or completion of Phase I. Failure to procure a building permit within two years from final occupancy of Phase I shall render Phase II expired without further notice. Any requests for extensions of Phase II shall be made in accordance with Planning Condition No. 6., not to exceed a one-time, one-year extension

4. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, the Planning Commission, and/or City Council as affirmed to by the applicant and presented on the plans dated July 1, 2025. Any variation from the approved plans, proposals, supporting documents or presentations including but not limited to; site use, building exterior, parking/loading areas, fences/walls, new buildings, or landscaping may require approval from the Planning Commission and/or City Council.

5. **Minor Modifications.** Any minor deviations or modifications to the site, utility, or public improvement plans necessary due to site constraints may be granted upon approval of the Development Services Director in accordance with MMC 17.08.130.
6. **Expiration.** CUP-25-04, MUP-24-06, and SPR-24-04 shall expire on **March 16, 2028**, unless extended prior to expiration. Effectuation of the aforementioned shall be at Building Permit issuance. The Development Services Director, at his/her discretion, may administratively grant a one-time extension not to exceed 90 days from the original approval date when construction plans have been submitted for plan review. All other extensions shall be at the discretion of the Planning Commission.
7. **Tentative Map Expiration.** TPM-24-05 shall expire on **March 16, 2028**, unless extended prior to expiration. A request for an extension shall be submitted to the Development Services Department pursuant to standard application submittal practices, and in accordance with the requirements of MMC Chapter 16.15. Within ten calendar days of the service of the initial petition or complaint upon the city, the subdivider shall request in writing to the community development director, a stay in the time period of the tentative subdivision map. Within forty calendar days after receiving such request, the city council shall either stay the time period for up to five years or deny the requested stay. The request for the stay shall be approved or denied only after a hearing with notice to the subdivider and to the plaintiff. The city council shall declare its findings within ten calendar days after the conclusion of the hearing. Extensions of time shall be subject to the original conditions of approval and any additional conditions imposed by the planning commission or city council, on appeal, and concurred upon by the subdivider.
8. **Final Map.** Recordation of a final map shall occur prior to issuance of the first building permit for development of SPR 24-04.
9. **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
10. **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees, and other public entity fees in effect at the time of the issuance of the applicable permit.
11. **Utility Companies.** The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
12. **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 20.14.20 of the Zoning Ordinance. Additionally, tenant pads on parcels 5, 6, 9 and 10 shall

not be permitted to install any non-exempt electrical signs on building elevations adjacent to residential uses.

13. **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted, except where changes are required by State or Federal law.
14. **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies including but not limited to San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
15. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations, 2) project-specific conditions, and 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and Building Official, the Fire Chief, the Police Chief, and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans, and building plans.
16. **Building Plans.** The project developer shall write all conditions of approval for this project on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
17. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than as specified in the Application or Supporting documents or presentations to staff, the Planning Commission, or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
18. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in

any such action. This indemnification shall not apply to claims arising from the sole negligence or willful misconduct of the City, its council members and commissioners, officers, agents, employees, and representatives.

19. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
20. **Conformance to CEQA Documentation.** Project shall be developed in accordance with any and all applicable mitigations necessary to meet compliance requirements of the certified Environmental Impact Report for the Villa Ticino West (SCH# 2002072115), and the subsequent EIR addenda.
21. **Conformance to Climate Action Plan.** At the time of Construction Document submittal, developer shall also submit a completed Climate Action Plan Consistency Checklist. The document may be found on the City of Manteca website, Development Services Department section, Planning Division page, Long-Range Planning Documents subpage.
22. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
23. **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans or policies, the term of which are specifically mandated and required by changes in State or Federal laws or regulations.
24. **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
25. **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.
26. **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated July 1, 2025, and conform to the parking analysis provided for this project. The approved uses of the site shall conform to the following parking requirements, or as may be amended by the Zoning Code.

Building/Tenant	Parking Ratio	Square Footage	Req. Parking
Hotel	1/room + 4 extra spaces	57,512 sq. ft.	114 spaces
Retail	4 / 1,000 sq. ft.	2,025 sq. ft.	8 spaces
QSR	10 / 1,000 sq. ft.	2,280 sq. ft.	23 spaces
Car Wash	3 spaces, plus 2 per bay	3,596 sq. ft.	5 spaces

Fueling Station canopy/pumps	1 space/pump island	6,956 sq. ft.	5 spaces
Convenience Store	4 / 1,000 sq. ft.	6,500 sq. ft.	26 spaces
Retail	4 / 1,000 sq. ft.	9,600 sq. ft.	38 spaces
QSR	10 / 1,000 sq. ft.	2,400 sq. ft.	24 spaces
QSR (SE corner)	10 / 1,000 sq. ft.	4,300 sq. ft.	43 spaces
Retail	4 / 1,000 sq. ft.	2,500 sq. ft.	10 spaces
Restaurant	7 / 1,000 sq. ft.	3,500 sq. ft.	25 spaces
Retail	4 / 1,000 sq. ft.	11,399 sq. ft.	46 spaces
Restaurant	7 / 1,000 sq. ft.	3,500 sq. ft.	25 spaces
Grocery	3 / 1,000 sq. ft.	40,000 sq. ft.	120 spaces
Total Required			512
Total Parking Provided			813
Surplus Parking			301

- 27. Landscaping.** On-site landscaping shall conform to the approved plans dated July 1, 2025, and conform to the Manteca Municipal Code. Pursuant to MMC 17.48.060, required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
- 28. Parking Lot Landscaping.** Pursuant to MMC 17.48.050.K.2, Landscaping within the perimeter planter abutting any street right-of-way shall be designed and maintained for partial screening of vehicles to a minimum height of 30 inches measured from the finished grade of the parking lot. Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening devices authorized by the designated Approving Authority which meet the intent of this screening requirement. Planting materials shall be designed to ensure that planting within the clear visibility triangle at driveway and street intersections will not exceed 30 inches in height at full maturity.
- 29. Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated July 1, 2025, and conform to the Manteca Municipal Code.

30. **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view. This condition does not include solar panels.
31. **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with section 17.50.060.D of the Manteca Municipal Code.
32. **Site Maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
33. **CPTED.** Landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two (2) feet in height, and mature trees shall be limbed up to six (6) feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.
34. **Bicycle Parking.** Developer shall provide a minimum of ten (10) permanent bicycle parking stalls on site (MMC Table 17.52.110-1), or the minimum required by California Building Code, whichever is greater.

Development Services Department: Building Safety Division

1. Where parking spaces are provided, accessible car and van parking spaces shall comply with CBC §11B-502 and CBC Table 11B-208.2. Where more one parking facility is provided on a site, the number of accessible spaces provided on a site shall be calculated according to the number of spaces required for each parking facility. CBC §11B-208.2.
2. Parking spaces complying with §11B-502 that serve a particular building, or facility shall be located on the shortest accessible route from parking to an entrance complying with §11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with §11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. CBC §11B-208.3.1.
3. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zone; public streets and sidewalks; and public transportation stops to the accessible buildings or facility entrances they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1.
4. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. CBC §11B-206.2.2.
5. Separate building permits shall be required for the commercial buildings, covered parking, trash enclosure, signs etc. per CBC Admin 104.
6. Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.

7. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with: CGBSC § 5.106.5.3 and Table 5.106.5.3.1.
 - a. The construction documents shall indicate the location of proposed EV Capable and EV Capable + EVSE (EVCS), including the van and standard accessible EV spaces
 - b. Accessible EVCS shall be provided in accordance with CGBSC § 5.106.5.3.4, CBC §228.3 and CBC Table 11B-228.3.2.1.
8. Bicycle parking shall comply with CGBSC §5.106.4.1.1 and §5.106.4.1.2; or meet the City of Manteca Bicycle Ordinance, whichever is stricter.
 - a. Short-term bicycle parking – provide permanently anchored bicycle racks within 200 feet of the visitor’s entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack. CGBSC §5.106.4.1.1.
 - b. Long-term bicycle parking – for new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. CGBSC §5.106.4.1.2.
9. The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
10. The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
11. At the time of building permit submittal, the developer shall incorporate all Conditions of Approval from all departments and imprint them into the submittal set of construction documents/plans.

City of Manteca Engineering Department

General

1. All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
2. Developer shall provide easements, requested by the respective utility companies, within the project.
3. Developer shall relocate and place underground any existing overhead facilities within, adjacent to or along the frontage of the project or any facilities which need to be undergrounded to construct the conditioned improvements. This shall be done at the Developer’s expense.

4. Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.
5. Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
6. During all construction phases, Developer shall comply with City Laws regarding dust control. Developer shall also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.
7. Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during the course of construction for this project, shall be located and referenced by a licensed land surveyor and a corner record or record of survey shall be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered over during the course of construction must be re-set at the original location with a new monument and monument box and another corner record or record of survey shall be filed with the county surveyor. All work in this condition shall be done by a licensed land surveyor.
8. Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a. On-site grading and drainage plan,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plans,
 - d. Erosion control plans,
 - e. Stormwater Pollution Prevention Plan (SWPPP),
 - f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - g. Joint Trench plans, and
 - h. Dedication of required rights-of-way and easements to the City.

The plans specified in (a), (b) and (c) above shall be prepared by a Registered Civil Engineer.

The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).
9. Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
10. All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.

11. Developer shall enter into an Improvement Agreement for construction of the roadway and utility improvements which will be dedicated to the City. The agreement will require posting a Performance Bond in the amount of one-hundred percent (100%), posting a Labor-Material Bond in the amount of fifty percent (50%), and payment of all required plan check, testing and inspection fees.
12. Developer shall install a benchmark on the North American Vertical Datum of 1988 vertical control system with this project. Final location shall be approved by the City Engineer and shown on the Improvement Plans. Developer shall obtain a benchmark from the City of Manteca and it shall be punched with the elevation, datum reference and benchmark number, which will be assigned by the City. A corner record shall be filed with the San Joaquin County Surveyor's Office and shall include the language that the benchmark is being added to the City of Manteca Vertical Control Network.
13. This project is a beneficiary to the Villa Ticino West Unit 1 & 2 Area of Benefit, prior to the issuance of the first building permit associated with this project, the Developer shall pay the required assessment, per the approved Area of Benefit report.
14. Improvements which will be dedicated to the City must use a benchmark on the City of Manteca NVGD29 Vertical Control Network to establish the elevations of the improvements. The benchmark used shall be noted on the Improvement Plans.
15. The Engineering elements for this project shall be reviewed and finalized during the Building Permit review process. Designs/layouts of utilities and roadway elements presented with the proposed Site Plan are preliminary to support its approval and are not being approved with this action.

Site

16. On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
17. Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the Site Plan. Sizing shall be in accordance with City Standards.
18. The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm drain system, in compliance with the City's Post-Construction Manual.
19. On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
20. Developer shall ensure no buildings are constructed across property lines.
21. Developer shall dedicate an emergency vehicle access easement, to the City of Manteca, over the project site.

22. The fueling area design shall meet the *Design Considerations* section of Source Control Measure S-13: Fuel Dispensing Areas in Appendix E of the City's Post-Construction Manual.
23. The area under the gas pump canopy shall drain to itself. Any storm drain inlet in this area must be equipped with a SafeDrain or similar storm drain system protection device, as approved by the City Engineer.
24. A grease interceptor, in accordance with City Standard M-1, shall be installed as part of the private sanitary sewer system.
25. A sand-oil separator, in accordance with City Standard M-2, shall be installed as part of the storm drainage system for the fueling area.
26. Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
27. Developer shall sign and stripe both sides of the drive aisles as No Parking.
28. Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at egress points on the project's property to meet this condition.

Streets

29. Cross sections for roadways that are included in the City's adopted Public Facilities Implementation Plan (PFIP), Transportation Element shall be in accordance with that document. Unless otherwise detailed in these conditions, cross sections for roadways that are not included in the PFIP shall be in accordance with the City of Manteca Standard Plans. An encroachment permit is required for all work within the public right-of-way.
30. Where offsite improvements are required by these conditions on N. Airport Way and W. Louise Avenue, which are included in the City's P.F.I.P. and the additional offsite improvements along the frontage of 2271 W. Louise Avenue (APN 198-11-006), and due to the extent of the required offsite improvements which shall be installed with the first phase of this project, the City shall reimburse Developer its cost to install said offsite improvements on said roadways, as opposed to Building Permit fee credits. For the offsite improvements on these roadways, the City shall remit a reimbursement check to the Developer within sixty (60) days of City Council acceptance of the offsite improvements. Reimbursement shall be based on actual quantities installed and the lowest responsible bid obtained pursuant to the City approved bidding process and the P.F.I.P.
31. Soils R-value tests shall be performed from representative soils within the N. Airport Way and W. Louise Avenue rights-of-way. A geotechnical report shall be submitted to the City Engineer with calculations determining the street pavement structural design. Design shall conform to City of Manteca Resolution R-5633, "Street Structural Design Policy". The minimum traffic indices shall be as follows:
 - a. (N. Airport Way): 11.0
 - b. W. Louise Avenue: 11.0

- c. 60' right-of-ways: 8.0
- d. 50' right-of-ways: 6.0
- e. Cul-de-sacs: 4.5

N. Airport Way

1. Developer shall dedicate right-of-way along the west side of N. Airport Way to accommodate a sixty-six foot (66') half-width street section.
2. Developer shall remove and replace the existing pavement with a new street structural section along the N. Airport Way frontage.
3. Developer shall construct full-width street improvements along N. Airport Way, including new street structural section, curb, gutter, 10' wide sidewalk, landscaping with trees and automatic irrigation system, street lights, signage and striping. The full-width street improvements do not include any improvements 2' beyond the curb on the east side of the raised landscaped median on N. Airport Way, unless directed by the City Engineer to pave up to the easterly roadway curb. Developer shall also construct a thirty-six foot (36') wide raised landscaped median with automatic irrigation system centered on the ultimate N. Airport Way centerline. Installation of these improvements shall include the relocation or undergrounding of existing utility facilities on N. Airport Way.
4. These improvements shall be completed with the first phase of the project and shall be complete and accepted by City Council prior to the first final inspection of a building permit for the project.

W. Louise Avenue - Along the project's frontage

1. Developer shall dedicate right-of-way along the south side of W. Louise Avenue to accommodate a fifty-four foot (54') half-width street section.
2. Developer shall construct full width street improvements along W. Louise Avenue, including a new street structural section, curb, gutter, 8' wide sidewalk, landscaping with trees and automatic irrigation system, street lights signage and striping. The full width street improvements do not include any improvements beyond the back of sidewalk on the north side of W. Louise Avenue opposite of the project. Developer shall also construct a fourteen foot (14') wide raised landscaped median with automatic irrigation system centered on the ultimate W. Louise Avenue centerline.
3. These improvements shall be completed with the first phase of the project and shall be complete and accepted by City Council prior to the first final inspection of a building permit for the project.

Along the frontage of W. Louise Ave. (Project's Frontage) to Villa Ticino Dr.

1. Developer shall acquire right-of-way, on behalf of the City of Manteca, along the north side of 2298 W. Louise Avenue (APN 198-16-027) and to accommodate a fifty-four foot (54') half-width street section.

2. Developer shall construct full-width street improvements along 2298 W. Louise Avenue (APN 198-16-027), including new street structural section, curb, gutter, 8' sidewalk, landscaping with trees and automatic irrigation system, driveways, street lights, signage and striping. The full width street improvements do not include any improvements beyond the back of sidewalk on the north side of W. Louise Avenue opposite of 2298 W. Louise Avenue. Developer shall also construct a fourteen foot (14') wide raised landscaped median with automatic irrigation system centered on the ultimate W. Louise Avenue centerline. Street improvement shall terminate at the western property line of the 2271 W. Louise Avenue (APN 198-110-06) Manteca Unified School District and shall connect to the existing improvements along the frontage of 2301 W. Louise Avenue (APN 198-11-013). Installation of these improvements shall include the relocation or undergrounding of existing utilities facilities on W. Louise Avenue.
 3. These improvements shall be completed with the first phase of the project and shall be complete and accepted by City Council prior to the first final inspection of a building permit for the project.
- 32.** Developer shall relocate/replace the existing traffic signal infrastructure (N. Airport Way/W. Louise Avenue) as needed to accommodate the installation of street improvements, as shown in the PFIP (INT6 exhibit), including the roadway approaches and lane configurations. Installation of these improvements shall include the relocation or undergrounding of existing utilities facilities on N. Airport Way and W. Louise Avenue, including the relocation of the existing power poles (3) north of the intersection.
 - 33.** Developer shall ensure N. Airport Way, east of its centerline is in like-new surface condition. At the time of Building Permit submittal, the City Engineer will determine the necessary roadway rehabilitation method for this portion of the roadway. The rehabilitation shall be shown on the plans for the project, prior to Building Permit issuance.
 - 34.** Developer shall install and/or modify the roadway signage and striping as necessary to update the lane configurations and allowed movements to account for the pavement widening and roadway improvements done with this project, including signage and striping modifications or updates outside the frontages of this project on N. Airport Way and W. Louise Avenue.
 - 35.** Developer shall install a traffic signal on N. Airport Way at the Project's southern driveway. The traffic signal shall be completed and installed prior to use of the Project's southern driveway. If the traffic signal is installed by another project, the Developer shall pay its fair share of the signal cost through an Area of Benefit. The Area of Benefit payment shall be paid prior to issuance of a Building Permit which includes paying into the Area of Benefit prior to the issuance of the first building permit of the project.
 - 36.** Where offsite property acquisition is required by these conditions, if the developer has made good faith efforts to obtain the ROW, which can be shown to the City in writing, and is unable to come to an agreement with the property owner, the City will

make a determination to remove this condition or begin its own negotiations with the property owner.

37. Street improvements and City easement dedications shall be completed and accepted by City Council as a condition of the first final inspection of a building permit for this development. This shall be noted on the cover of the building permit submittal.

38. Streetlights

- a. Developer shall install streetlights along the Project's frontage of N. Airport Way and W. Louise Avenue, along the Louise Avenue frontages of 2271 and 2298 W. Louise Avenue to maintain a minimum average foot candle coverage of one (1.0) foot candle. The average to minimum uniformity ratio must not exceed 4:1.
- b. Developer shall install streetlights at the intersection of N. Airport Way and W. Louise Avenue and at the intersection of N. Airport Way and the Project's southern N. Airport Way driveway to a minimum average coverage at the intersection of two and four tenths (2.4) foot candles, with a minimum average uniformity ratio not exceeding 3:1.
- c. A streetlight photometric plan shall be submitted with the Project's Improvement Plans showing these requirements are met with the existing streetlights. If not, the project shall install streetlights or modify the existing streetlights to meet the requirements. The photometric plan shall display the foot candle coverage with the uniformity ratio values. The electrolier locations shall be finalized during the Improvement Plan review process. The selected LED luminaires shall be included in the Caltrans Authorized Materials Lists (AML).

If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole. This will be a condition of building occupancy.

39. The thickness of all sidewalks installed with the project shall be six inches (6").

40. The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.

41. Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.

42. The Project's driveways on N. Airport Way and W. Louise Avenue shall be restricted to right in/right out only, with the exception of the driveway on N. Airport Way at the Project's southern driveway. At the City Engineer's discretion, left-in access may be allowed at one W. Louise Avenue driveway. No full access, unsignalized driveways will be allowed for the project.

43. Drive-thru/Use Permit Approval

Stacking or queueing outside the project's property onto City right-of-way, at any time, is not allowed. Developer shall ensure that the drive-thru aisles are adequately designed for the business and function such that the stacking or queueing does not negatively affect or cause traffic congestion within the public right-of-way.

If it is determined by the City Engineer that any drive-thru stacking and queueing is affecting the public right-of-way, Developer shall make modifications to the site to remedy the problem. The City may require the submittal of a traffic study from a licensed Traffic Engineer specifically addressing drive-thru stacking and queueing. Modifications to the site may require a Minor Plan Modification be submitted to Development Services.

Costs associated with complying with this condition shall be paid for entirely by the Developer.

Fencing and Walls

44. If not already constructed by others, the developer shall construct a minimum seven foot (7') high masonry wall along this project's boundary with 2298 W. Louise Avenue (APN 198-160-027). The wall shall be on the commercial property and shall be privately maintained. The maintenance responsibility shall be noted on the Site Plan.
45. All masonry walls shall be reinforced, solid-grout filled and constructed onsite (no prefabricated walls), with decorative caps and pilasters, subject to review and approval of the City Engineer and Public Works Department.

Water

46. Improvements shall be designed and constructed in conformance with the latest version of the City Water Master Plan.
47. The City's Water Master Plan and User Rate Charges have recently been updated as of March 2024. The Water Master Plan identifies improvement projects that need to be engineered and constructed for both the distribution system and the treatment systems. As such, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.
48. Existing wells within the boundary of the proposed development which are not approved for use by the City, shall be abandoned in accordance with San Joaquin County Public Health Services requirements.
49. Fire hydrant locations shall be as approved by the Fire Department and finalized during the Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
50. The onsite water line shall be maintained by the Property Owner.

51. The onsite fire system shall be maintained by the Property Owner in perpetuity, in accordance with National Fire Protection Association (NFPA) 25 Fire Code, as amended.
52. Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the site from the public water system. The DCDCV shall be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement and shall be maintained by the property owner.
53. Developer shall install the meter(s) at an accessible location within the public utility easement, adjacent to the City's ROW. Piping and appurtenances downstream of the water meter(s) are private and will be maintained by the property owner.
54. Developer shall install a reduced pressure backflow device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.
55. Developer may install a separate water meter for the landscape irrigation system. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW or waterline maintenance and access easement. Irrigation water from a potable water system shall be protected with a pressure backflow device. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner.
56. Developer shall pay fees associated with the Reclaimed Water Master Plan for all building within the project for which a building permit is issued after adoption of said Reclaimed Water Master Plan and fees by the City Council of Manteca.
57. Existing service connections to the City's water mains which will not be used by this project shall be abandoned, as directed by the City of Manteca.

Storm Drainage

58. Improvements shall be designed and constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual and City Standards.
59. A preliminary storm drainage plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of historical groundwater depth.
60. All drain inlets shall be marked "No Dumping - Drains to River". Drain markers shall be purchased from the City of Manteca at cost plus 15% administrative charge, and installed by the Developer prior to acceptance of the improvements.
61. Developer shall incorporate appropriate site design measure(s) and submit the results of the Post-Construction Runoff Standards Manual. The City of Manteca approval of the proposed measures is precedent to issuance of any building, grading or construction permits.
62. Developer shall develop and submit a Project Stormwater Plan that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges

through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures, and hydromodification control measures. Design and sizing requirements shall comply with the 2015 Post- Construction Stormwater Standards Manual. City of Manteca approval of the Project Stormwater Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca

63. Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.
64. Developer shall develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment and baseline hydromodification control measures identified in the approved Project Stormwater Plan. City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Maintenance Plan shall be provided to the City of Manteca.
65. City of Manteca approval of the final Operations and Maintenance Plan and recordation of the Maintenance Access Agreement is precedent to first building final inspection for this project. Two paper copies and an electronic copy of the final Operations and Maintenance Plan shall be provided to the City of Manteca.
66. Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
67. Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
68. Prior to any land disturbing construction activities occurring on a project, Developer shall meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP shall be prepared and signed by a Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP shall be implemented by a QSD in responsible charge for the project. The SWPPP shall be implemented under the supervision of a Qualified SWPPP Practitioner (QSP). For permit information, contact the State Water Resources Control Board (SWRCB) at:

State Water Resources Control Board
PO Box 1977, Sacramento, CA 95812-1977
Attn: Storm Water Permitting Section
Telephone: (916) 341-5537

To log in to the SWRCB Storm Water Multiple Application and Report Tracking System (SMARTS) to enter site information and apply for permit, please contact the

City of Manteca Engineering Department to establish a project and authorize data entry access.

All other sites shall conform to the City of Manteca Standards, the California Green Building Standards, and Section E.10 of the NPDES permit 2013-0001-DWQ. All construction involving land disturbing activities shall submit for approval an Erosion Control and Sedimentation Plan (ESCP) prepared and signed by a QSD. All ESCP treatment measures and BMPs must be maintained at all times until construction is completed and the site is stabilized as defined under the Construction General NPDES permit.

Prior to issuance of the first grading or building permit for a project, a copy of the SWPPP or ESCP shall be submitted by the developer and approved by Authorized Signatory or Legally Responsible Person (LRP) for the City's NPDES program. Contact the City of Manteca Engineering Department to identify appropriate person for review and approval of plans and documents.

69. It is recognized that the design and calculations which have been submitted thus far to demonstrate this project's compliance with the City's Post-Construction Stormwater Standards Manual are approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.
70. Bioretention areas which are adjacent to the City sidewalk shall include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.
71. Developer shall pay fair-share costs for storm drainage improvements, including improvements downstream to improve capacity or water quality treatments needed to conform to current Storm Drain Master Plan, City standards and support the development.
72. Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
73. Developer shall ensure protection of the City's storm drain system from possible spills from trucks and their contents through the installation of a mechanical means of isolating this project's storm drain system from the downstream system. Protection shall be shown and checked on the onsite improvement plans.

Sanitary Sewer

74. Improvements shall be designed and constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
75. Developer shall install a forty-eight inch (48") sanitary sewer main in the N. Airport Way right-of-way. The main shall be installed from the existing stub at the southern end of the property and stubbed to the north side of the N. Airport Way and W. Louise Avenue intersection improvement limits.
76. The City's Sewer Master Plan and User Rate Charges have recently been updated as of March 2024. The Sewer Master Plan identifies improvement projects that need to be engineered and constructed for both the collection system and the Wastewater

Quality Control Facility (WQCF). As such, user rates, connection charges, and Public Facilities Implementation Plan (PFIP) fees will increase. New development projects will have to pay the following fees, as adopted by the City Council, that are in place at the time of development/permit issuance: (1) User Rate Charges, (2) Connection Charges, and (3) PFIP fees.

77. A manhole shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.
78. Any existing septic tank(s) on the property that will not be approved by the City shall be abandoned in accordance with the permitting requirements of the San Joaquin County Environmental Health Department prior to issuance of the first building permit.
79. A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.

Public Facilities Implementation Plan

80. Reimbursement shall be based on actual quantities installed. Developer is required to have a minimum of three (3) public sealed bids opened by the City Clerk for all reimbursable improvements. Bids for reimbursable items shall be included in the total subdivision bids, however, the unit bids received for reimbursable items will be considered as a bid separate from the rest of the subdivision contract items and reimbursement will be made based on the lowest responsible bid received for reimbursable items. Said reimbursement shall be paid quarterly against the P.F.I.P. Water, Storm, Sanitary Sewer, and Transportation Fees, for an amount up to, but not exceeding, the cost of installing said improvements. After review/concurrence by the engineer of record, the Developer shall submit a quarterly Pay Application with all back up invoices and supporting documentation for said reimbursement to the City. The City shall promptly remit each quarterly payment upon receipt of all required documentation.

City of Manteca Public Works Department: Water Quality Division

1. All on site water, sewer and storm lines shall be private lines.
2. Water meters shall be located at the back of the public sidewalk.

City of Manteca Fire Department, Office of the Fire Marshal

1. Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height.
 - a) Building Numbers for rear buildings shall be visible from Main drive aisle.
 - b) Building numbers will be placed in a uniform position on the building façade.

2. Fire Department Access:
 - a) Provide a diagram showing a minimum of 44' external radius and internal radius of 25' on all main entries, drive aisle and parking lot areas. The main drive aisle shall be designated Emergency Vehicle Access Lane and be a minimum of 26' wide.
 - b) A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24
3. Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.
 - a) Fire hydrants shall be installed on a minimum 8-inch looped water main.
 - b) Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code. Corners should be utilized for hydrant locations when possible.
 - c) Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - d) Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - e) Additional fire hydrants may be required to meet the minimum spacing requirement of hydrants within 90 feet of Fire Department Connections, (FDC) for Fire Sprinkler Systems.
 - f) The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - g) Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.
4. Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
5. All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
6. Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - a. Fire Alarm/Sprinkler monitoring shall be point ID.
7. Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection.
8. Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.

9. Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests. 209-456-8340
10. A Fire Department approved "key lock box" shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal at FireMarshal@mantecafire.org for additional information.
11. Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.
12. Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.
13. All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:

City of Manteca Fire Department,
Office of the Fire Marshal
Fire Inspector II Luis "Art" Salas
124 Sycamore Ave, Manteca CA 95336
Firemarshal@Mantecafire.org

City of Manteca Public Works Department: Parks Division

General Conditions:

1. Current City of Manteca Standards and Specifications for Landscape Development shall be followed.
2. Developer shall prepare separate off-site construction plans and specifications for any Streetscape/ Medians improvements for Public Works Department – Park Planning and Project Division approval, at developer's expense. These shall include any landscape improvements within the right-of-way from the back of curb to back of sidewalk.
3. Landscape offsite plans shall be approved through the Engineering Department prior to issuance of first building permit through the Building Safety Department.
4. All landscape shall comply with current Model Water Efficient Landscape Ordinance (MWELo) requirements.
5. All landscape behind back of sidewalk shall be provided, installed and maintained by the Developer/Owner.

6. Developer shall provide a 1 maintenance turnout along Louise Avenue or Airport Way.

Streetscapes/Medians/Landscape areas:

7. Streetscape/medians/landscape improvements shall be included in the Community Facilities District (CFD), or other funding mechanism, to provide resources for landscape and park maintenance costs as per the requirements listed under the formation requirements.
8. In areas where South San Joaquin Irrigation District (SSJID) pipeline easements are located within the boundaries of streetscape, medians or landscape areas, SSJID and the City of Manteca Public Works Department – Parks Division shall both approve landscape plans including tree variety, setbacks, root protection methods, etc. The landscape plans shall not be considered approved until they are signed by the Public Works Department – Parks Division.
9. Developer to provide separate irrigation controller for right-of-way landscape for each street frontage. Separate power source with new power meter pedestal shall be provided for and adjacent to new controller for each street frontage.

Community Facilities District (CFD) (Or other funding source) Annexation Requirements:

10. CFD or other approved funding source shall be annexed, at the developer's expense, to provide for the maintenance of the streetlights, open spaces and all streetscape/median landscape improvements. Said CFD, or other funding source, shall be in place prior to the issuance of the first building permit.
11. Developer shall be responsible for maintenance of improvements until sufficient funding through the collection of full special tax revenue is available/collected for City to maintain. This may be accomplished through a maintenance agreement, direct payment to City or other means.

San Joaquin Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

1. ***This Project is subject to the SJMSCP.*** This can be up to a 30-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- a. Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- b. SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage.

Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.

2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - i. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - ii. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - iii. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - iv. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - i. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - ii. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - iii. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- c. Receive your Certificate of Payment and release the required permit.

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site. If you have any questions, please call (209) 235-0574

San Joaquin Valley Air Pollution Control District (SJVAPCD)

1. This project is subject to District Rule 9510 (Indirect Source Review). Please contact SJVAPCD for compliance requirements.

San Joaquin County Environmental Health Department

1. Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
2. A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
3. Written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).
4. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
5. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9- 601.020).
6. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9- 601.010(b) and 9-601.020(i)).
7. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. — Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.).
 - b. Onsite treatment of hazardous waste — Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.).
 - c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to

be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County — Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.).

- d. Any amount of hazardous material stored in an Underground Storage Tank — Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.).
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault — Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.).
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.).
 - i. Risk Management Plan requirement for covered processes.

South San Joaquin Irrigation District (SSJID)

1. Applicant shall contact District for approval to determine if said encroachment or drainage applies. Improvement plans for both off-site and on-site improvements shall be submitted for review and approval by the District's Engineering Department.
2. Improvement plans showing specific details concerning drainage shall be submitted for review and possible approval by the District. Further, City shall submit a written analysis for any proposed drainage to confirm that the proposed drainage design conforms to standards outlined in the Master Storm Drainage Agreement between the District and the City. If it is determined that no drainage into District facilities will occur from this site, no further approval will be necessary.